

PLAT BOOK _____, PAGE _____
SHEET 1 OF 5
SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

KNOW ALL MEN BY THESE PRESENTS, that the limited liability company named below, being the owner in fee simple of the lands described in

Hereby dedicates to the City of Palm Bay, Florida an ingress and egress easement over and across TRACT Z for law enforcement, emergency access and emergency maintenance and hereby dedicates to private utility companies, for their perpetual use, an easement over and across said TRACT Z for the access and maintenance of utilities as described in the plat notes. No other tracts or easements are dedicated or granted to the public. All Right of Way tracts are dedicated to the Homeowners' Association and all maintenance responsibilities shall not be the City of Palm Bay's.

DRP FL 6, LLC, a Delaware limited liability company
By: DW General Partner, LLC, its Manager

By: _____
Name: Houdin Honarvar, Authorized Signatory for Manager

Witness: _____
Signature

Printed name _____

Witness: _____
Signature

Printed name _____

DRP FL 6, LLC
590 MADISON AVE FL 13
NEW YORK, NY 10022

STATE OF NEW YORK COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ by _____ Houidin Honavar, Authorized Signatory for Manager of the above named limited liability company, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized; that official seal of said corporation is duly affixed thereto; and that the dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

Notary Public, State of New York
My Comm. Expires _____
Comm. No. _____

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/08/2023 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said lands are located in Brevard County, Florida.

Registration Number 5611
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Joseph N. Hale, Professional Surveyor & Mapper No. 6366

THIS IS TO CERTIFY, That on: _____ the City Council of
the City of Palm Bay, Florida approved the foregoing plat.

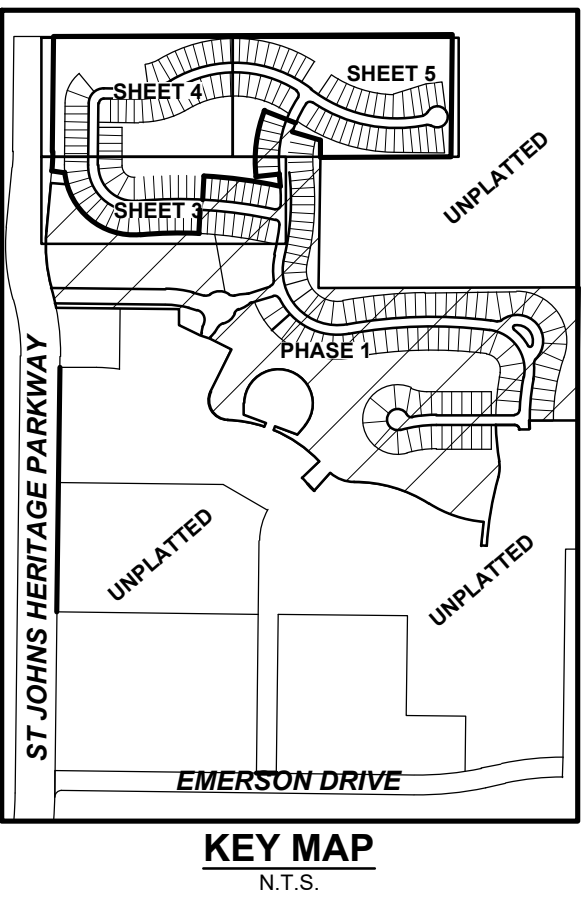
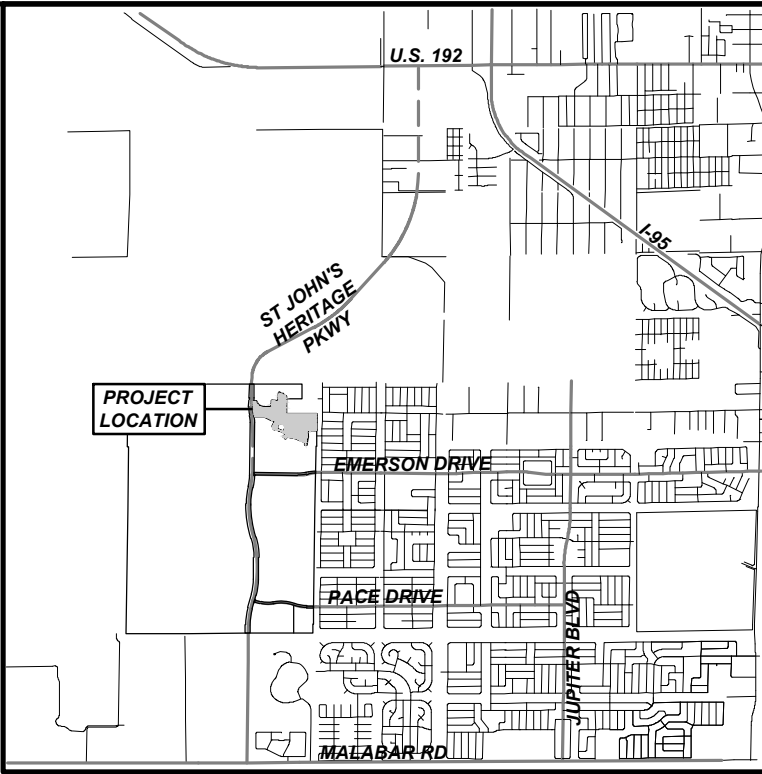
Mayor: J. Robert Medina

Attest:

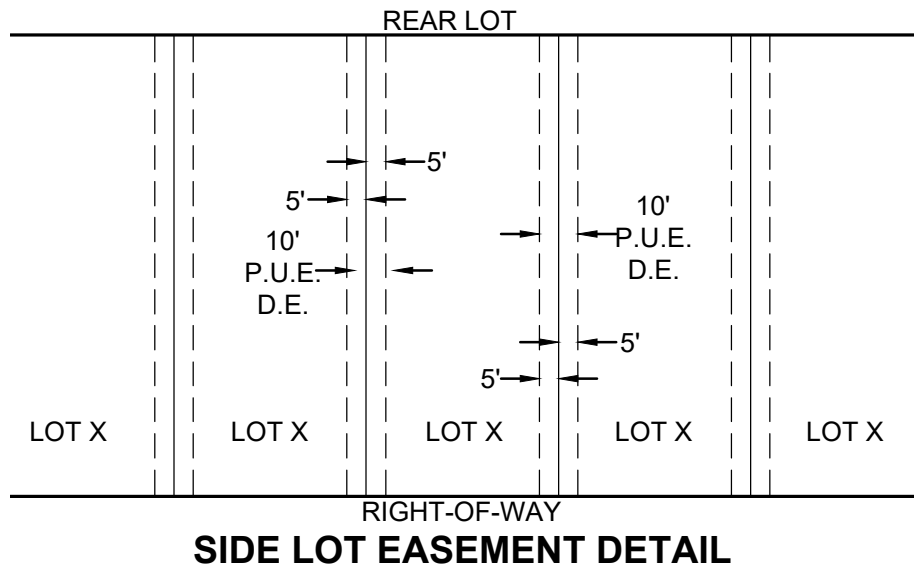
City Clerk: Terese M. Jones

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on _____ at _____, File No. _____

ATTEST: _____
Clerk of the Circuit Court in and for Brevard County, Fla.



TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT C	4.06	PRESERVATION, OPEN SPACE, LANDSCAPE, AND DRAINAGE	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS
TRACT D	5.64	DRAINAGE AND OPEN SPACE	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS
TRACT E	4.77	DRAINAGE, LANDSCAPE, AND OPEN SPACE	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS
TRACT F	1.02	LANDSCAPE DRAINAGE AND OPEN SPACE	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS
TRACT Z	3.56	VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES, DRAINAGE, AND SIDEWALKS	RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS



PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF N00°41'05"E ON THE EAST RIGHT-OF-WAY LINE OF ST JOHNS HIGHWAY PARKWAY, 200' WIDE IMPROVED PUBLIC RIGHT-OF-WAY, OFFICIAL RECORDS BOOK 7491, PAGE 1713, BREVARD COUNTY FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
3. UNLESS OTHERWISE NOTED ALL LINES ARE RADIAL.
4. ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER, OR THE DECLARED MAINTENANCE ENTITY (I.E. HOMEOWNER ASSOCIATION).
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. UNLESS OTHERWISE NOTED THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS ABUTTING AND COINCIDENT WITH THE PRIVATE RIGHTS-OF-WAY, A 10 FOOT WIDE PERPETUAL PUBLIC UTILITY EASEMENT.
7. A 5.00 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES WITHIN BLOCK "E", "F", "G", AND "H" AS SHOWN ON "SIDE LOT EASEMENT DETAIL B", UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE LOT, OR PARTS OF ONE OR MORE LOTS, ARE USED AS A SINGLE BUILDING SITE, ONLY THE OUTER BOUNDARIES OF THE BUILDING SITE SHALL CARRY THE SIDE EASEMENTS.
8. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
9. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS AND ANY OTHER STORM WATER MANAGEMENT FACILITIES TRUSTEDS SUBSEQUENT TO THIS PLAT SHALL NOT WAIVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.
10. PER THE SUPPLEMENTAL DRAINAGE EASEMENT EXPANSION OR RELOCATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8915, PAGE 1507-1539, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE CITY OF PALM BAY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL PUBLIC DRAINAGE EASEMENTS AS SHOWN, NOTED AND/OR DEDICATED ON THIS PLAT.
11. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA A PUBLIC DRAINAGE EASEMENT OVER AND ACROSS TRACTS "C", "D", "E", AND "F" FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF PUBLIC DRAINAGE FACILITIES.
12. ALL INTERNAL ROADWAYS ARE DESIGNATED AS TRACT "Z" AND SHALL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. AN INGRESS/EGRESS EASEMENT IS HEREBY GRANTED TO THE CITY OF PALM BAY FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS TRACT "Z".
13. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA AN EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF A PUBLIC SANITARY SEWER LINE AND ASSOCIATED FACILITIES OVER AND ACROSS TRACT "Z".
14. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA AN EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF A PUBLIC POTABLE WATER LINE AND ASSOCIATED FACILITIES OVER AND ACROSS TRACT "Z".
15. TRACT "Z" IS HEREBY DEDICATED FOR PRIVATE USE AND AS A COMMON VEHICLE AND PEDESTRIAN WAY ACCESS EASEMENT FOR THE USE, MAINTENANCE, AND BENEFIT OF ALL LOTS WITHIN RIVERWOOD AT EVERLANDS, AND FOR INGRESS AND EGRESS FROM EACH LOT TO THE ABUTTING PUBLIC STREETS.
16. THE CITY OF PALM BAY, FLORIDA, BREVARD COUNTY, FLORIDA, STATE OF FLORIDA AND THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA SHALL BE ALLOWED ACCESS ON TRACT "Z", PEDESTRIAN WAYS, EASEMENTS AND COMMON OPEN SPACE TO ENSURE AND PROVIDE THE POLICE AND FIRE PROTECTION OF THE AREA, AND TO CONTROL THE HEALTH AND SAFETY OF THE RESIDENTS AND GUESTS OF RIVERWOOD AT EVERLANDS.
17. TRACT "LS1" IS HEREBY DEDICATED FOR THE INSTALLATION, CONSTRUCTION OPERATION, AND MAINTENANCE OF A SANITARY SEWER LIFT STATION, AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF PALM BAY. LANDSCAPE AND IRRIGATION WITHIN TRACT "LS1" SHALL BE MAINTAINED BY THE RIVERWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
18. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE PRIMARY MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE FACILITIES CONSTRUCTED WITHIN THE PRIVATE EASEMENTS AND STORMWATER TRACTS, HEREIN GRANTED. HOWEVER, THE CITY OF PALM BAY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OR TO MAKE EMERGENCY REPAIRS AS IT DEEMS NECESSARY OR DESIRABLE, AT THE EXPENSE OF THE HOMEOWNERS' ASSOCIATION, INC., THEIR SUCCESSORS, OR ASSIGNS.
19. THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THOSE CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS _____ AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
20. THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE FOLLOWING:
 - A. ORDINANCE NO. 85-49 IN OFFICIAL RECORDS BOOK 2756, PAGE 10.
 - B. ORDINANCE NO. 2003-32 IN OFFICIAL RECORDS BOOK 5030, PAGE 541.
 - C. ORDINANCE NO. 2004-37 IN OFFICIAL RECORDS BOOK 5352, PAGE 1548.
 - D. RESERVED EASEMENTS AND LICENSE RIGHTS AGREEMENT IN OFFICIAL RECORDS BOOK 5468, PAGE 6896. FIRST AMENDMENT TO RESERVED EASEMENTS AND LICENSE RIGHTS AGREEMENT IN OFFICIAL RECORDS BOOK 5507, PAGE 1769. CORRECTED FIRST AMENDMENT TO RESERVED EASEMENTS AND LICENSE RIGHTS AGREEMENT IN OFFICIAL RECORDS BOOK 5509, PAGE 439.
 - E. DECLARATION OF EASEMENTS IN OFFICIAL RECORDS BOOK 6149, PAGE 2612. SUPPLEMENTAL DRAINAGE EASEMENT EXPANSION OR RELOCATION AGREEMENT IN OFFICIAL RECORDS BOOK 8915, PAGE 1507.
 - F. RESOLUTION 2021-66 IN OFFICIAL RECORDS BOOK 9362, PAGE 1684.
 - G. DECLARATION FOR EVERLANDS IN OFFICIAL RECORDS BOOK 9466, PAGE 1511.
 - H. MEMORANDUM OF OPTION AGREEMENT IN OFFICIAL RECORDS BOOK 9521, PAGE 2902.
 - I. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT IN OFFICIAL RECORDS BOOK 9527, PAGE 2708.
 - J. NON-EXCLUSIVE EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 9679, PAGE 2273.
 - K. ORDINANCE 2022-126 IN OFFICIAL RECORDS BOOK 9720, PAGE 776.
 - L. NOTICE OF COMMENCEMENT IN OFFICIAL RECORDS BOOK 9771, PAGE 781.
 - M. NOTICE OF ESTABLISHMENT OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT IN OFFICIAL RECORDS BOOK 9846, PAGE 2388.

DESCRIPTION:
A PARCEL OF LAND IN SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF COMMERCIAL PARCEL C-1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (SAID POINT ALSO BEING A POINT ON THE CURVED EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 120°00'00" AND A CHORD LENGTH OF 237.00 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT, 1) THENCE S00°12'22"W, A CHORD BEARING OF N05°12'22"W, A CHORD LENGTH OF 800.00 FEET, A CENTRAL ANGLE OF 21°02'56", A CHORD LENGTH OF 292.25 FEET AND A CHORD BEARING OF N05°12'22"W, A DISTANCE OF 293.90 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N05°19'06"E A DISTANCE OF 244.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF RIVERWOOD AT EVERLARDS - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N05°19'06"E A DISTANCE OF 59.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 120°00'00" AND A CHORD LENGTH OF 237.00 FEET AND A CHORD BEARING OF S03°00'00"E) A DISTANCE OF 244.26 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N05°19'06"E A DISTANCE OF 59.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL FIFTY FOUR; THENCE S89°37'12"E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 33.57 FEET TO THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE N89°46'53"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1973.79 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S00°46'00"W ALONG SAID WEST LINE A DISTANCE OF 613.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'47"W A DISTANCE OF 658.09 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF SAID RIVERWOOD AT EVERLARDS - PHASE 1); THENCE ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLARDS - PHASE 1, CONTINUING ALONG SAID BOUNDARY TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21, ALSO BEING THE WEST LINE OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21, A DISTANCE OF 85.80 FEET; 2) THENCE N73°35'34"W, A DISTANCE OF 146.61 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 5°10'55", A CHORD BEARING OF N18°59'54"E, AND A CHORD LENGTH OF 46.56 FEET), A DISTANCE OF 46.58 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 4) THENCE N68°24'39"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 170.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 28°24'01", A CHORD BEARING OF S07°23'21"W, AND A CHORD LENGTH OF 336.07 FEET), A DISTANCE OF 336.07 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; 6) THENCE S07°23'21"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 7) THENCE, ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 3°07'31", A CHORD BEARING OF S05°14'54"E, AND A CHORD LENGTH OF 62.72 FEET), A DISTANCE OF 62.73 FEET TO A N010860.710N-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 2370.00 FEET, A CENTRAL ANGLE OF 9°25'25", A CHORD BEARING OF N82°17'54"W, AND A CHORD LENGTH OF 389.36 FEET), A DISTANCE OF 389.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTH; 9) THENCE S02°59'24"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET; 10) THENCE S12°19'25"W, A DISTANCE OF 50.69 FEET; 11) THENCE S02°46'33"W, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 12) THENCE, ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 1°02'41", A CHORD BEARING OF N05°29'24"W, AND A CHORD LENGTH OF 449.09 FEET), A DISTANCE OF 449.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; 14) THENCE N84°40'54"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 83.01 FEET TO THE POINT OF BEGINNING, CONTAINING 33.55 ACRES, MORE OR LESS.

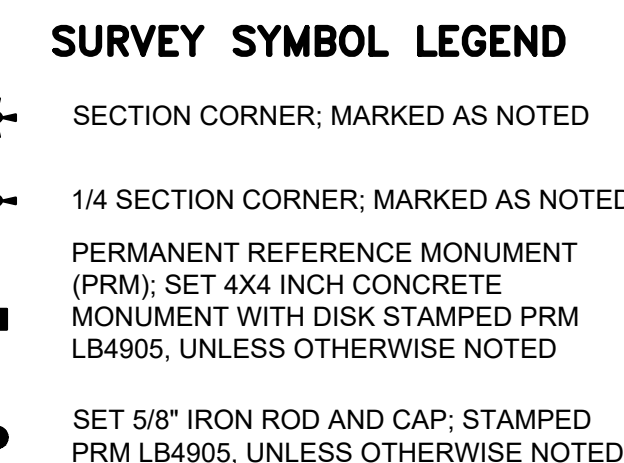
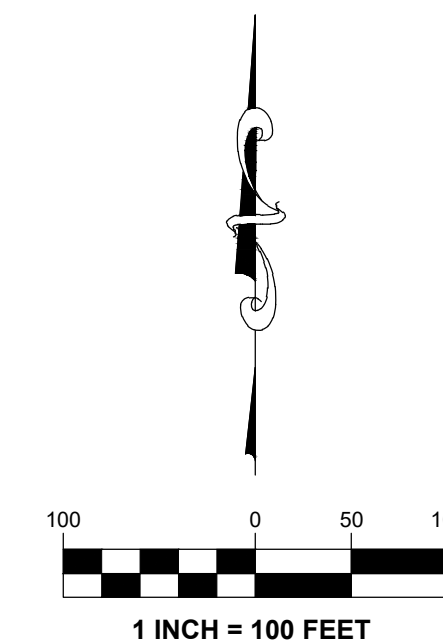
- THIS PLAT PREPARED BY .



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32909
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00045

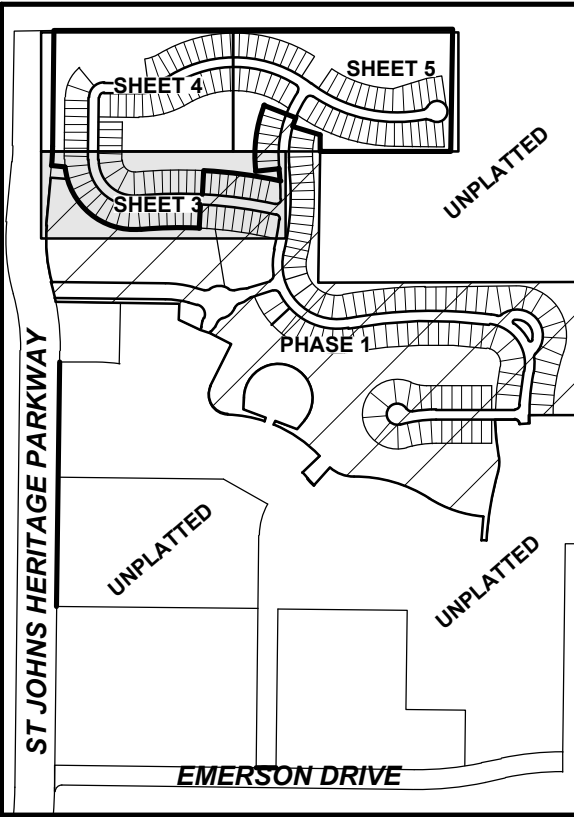
DATE: 12/07/2023
DESIGN/DRAWN: LEH/TBS
DRAWING#10860700_301_001
PROJECT# 10860.700.10

PLAT BOOK _____, PAGE _____
SHEET 2 OF 5
SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



RIVERWOOD AT EVERLANDS PHASE 2
SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

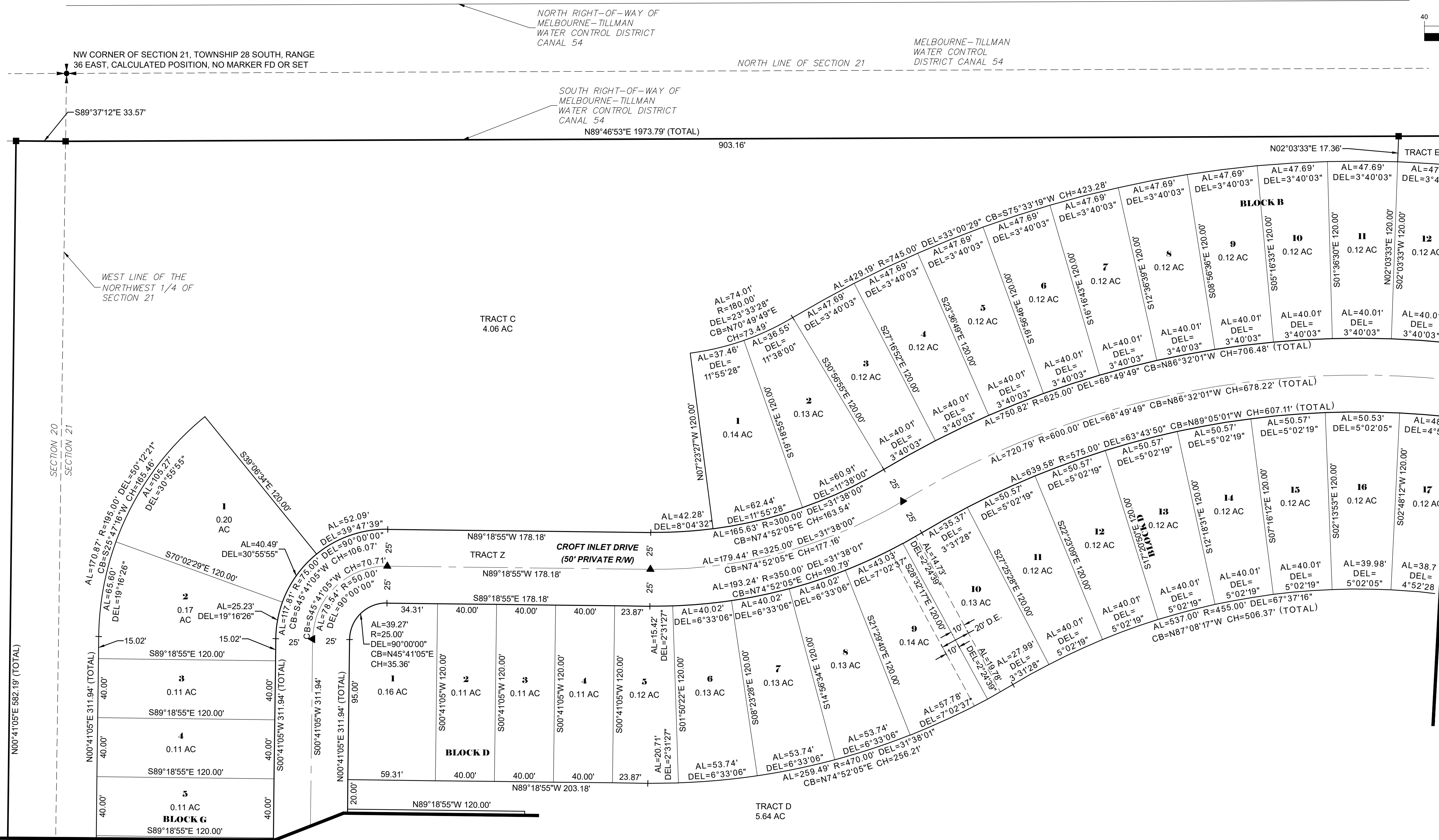
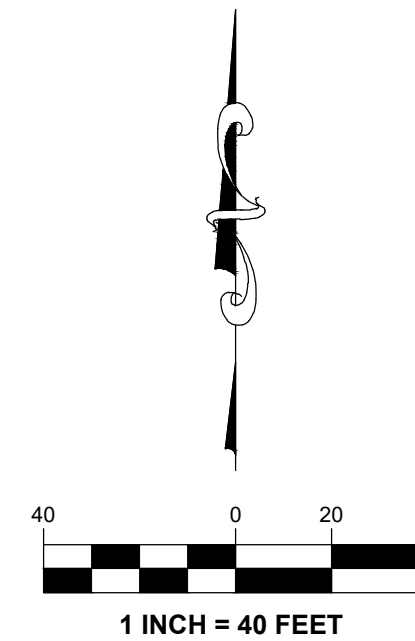
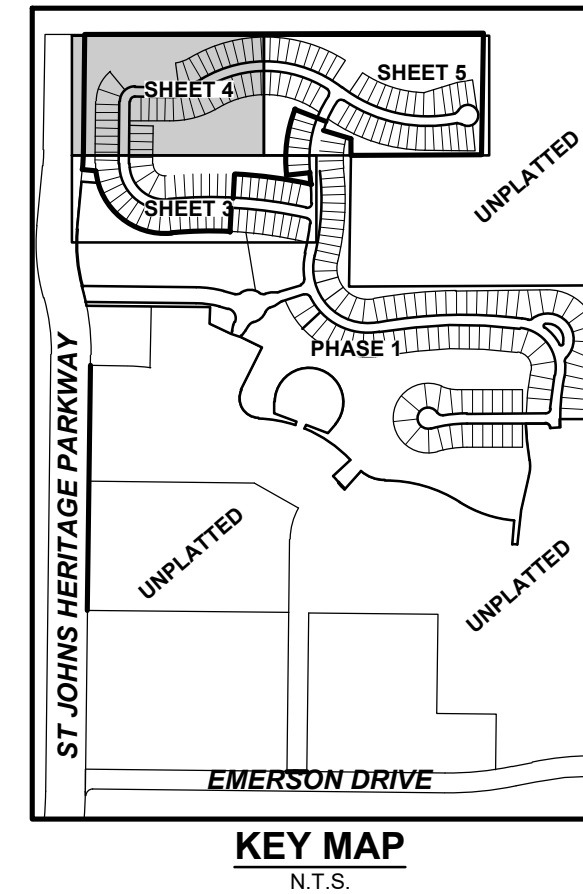
PLAT BOOK _____, PAGE _____
SHEET 3 OF 5
SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



RIVERWOOD AT EVERLANDS PHASE 2

SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- ARC LENGTH
- BEGINNING OF CURVE
- CHORD BEARING
- CHORD LENGTH
- CONCRETE MONUMENT
- CENTRAL/DELTA ANGLE
- DRAINAGE EASEMENT (PRIVATE)
- EAST
- END OF CURVE
- FOOT/FEET
- NORTH
- NAIL AND DISK
- NOT RADIAL
- NON-TANGENT INTERSECTION
- NON-TANGENT LINE
- NOT TO SCALE
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- PERMANENT CONTROL POINT
- PAGE(S)
- POINT OF REVERSE CURVATURE
- RADIUS
- RIGHT-OF-WAY
- SOUTH
- WEST

SURVEY SYMBOL LEGEND

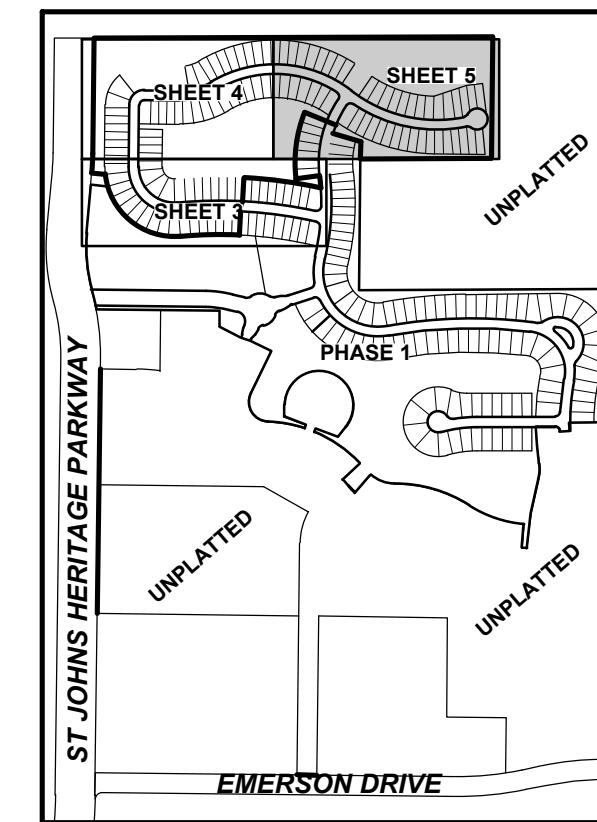
- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

- THIS PLAT PREPARED BY -



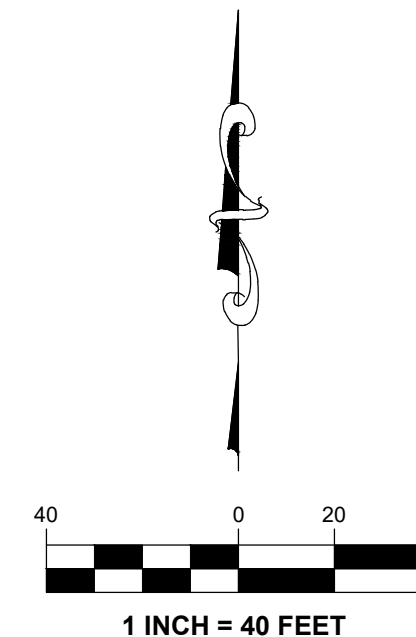
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 200, PALM BAY, FL 32909
PHONE: (321) 725-3074 FAX: (321) 725-1109
CERTIFICATE OF BUSINESS AUTHORIZATION #992

DATE: 12/07/2023
DESIGN/DRAWN: LEH/TBS
DRAWING#10860700_301_004
PROJECT# 10860.700.10



KEY MAP
N.T.S.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	3.01'	700.00'	000°14'45"	S78°53'19"W	3.01
C2	25.58'	28.00'	052°21'05"	S52°35'24"W	24.70
C3	21.80'	54.00'	023°08'04"	S37°58'54"W	21.66
C4	10.09'	28.00'	020°38'39"	N88°43'29"E	10.03
C5	13.07'	28.00'	026°44'39"	S67°34'52"E	12.95
C6	25.58'	28.00'	052°21'05"	N52°35'24"E	24.70
C7	13.07'	28.00'	026°44'39"	N67°34'52"W	12.95



WEST LINE OF THE
EAST 1/2 OF THE
NORTHEAST 1/4 OF
THE NORTHWEST 1/4
OF SECTION 21

(NOT PART OF THIS PLAT)

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL CENTRAL/DELTA ANGLE
- DE DRAINAGE EASEMENT (PRIVATE)
- E EAST
- EOC END OF CURVE
- FT FOOT/FEET
- N NORTH
- N&D NAIL AND DISK
- (NR) NOT RADIAL
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- PRC POINT OF REVERSE CURVATURE
- R RADIUS
- RW RIGHT-OF-WAY
- S SOUTH
- W WEST

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP; STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
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CERTIFICATE OF BUSINESS AUTHORIZATION #992

DATE: 12/07/2023
DESIGN/DRAWN: LEH/TBS
DRAWING#10860700_301_005
PROJECT# 10860700.10

RIVERWOOD AT EVERLANDS PHASE 2

SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

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